

# STAFFORD COUNTY PLANNING COMMISSION AGENDA

ADMINISTRATION CENTER  
BOARD OF SUPERVISORS CHAMBERS  
1300 COURTHOUSE ROAD

AUGUST 15, 2012  
6:30 P.M.

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## CALL TO ORDER

## INVOCATION

## PLEDGE OF ALLEGIANCE

## ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

## DECLARATIONS OF DISQUALIFICATION

## UNFINISHED BUSINESS

1. [Urban Development Areas](#) - Discussion of Urban Development Areas to study the future applicability of Urban Development Areas in the County and identify any recommendations that should be considered for amending the Comprehensive Plan. **(Time Limit: October 4, 2012)**
2. [RC1200061: Reclassification - Walgreen's at Cool Spring Road](#) - A proposed reclassification from M-1, Light Industrial to B-2, Urban Commercial Zoning District to allow a pharmacy and other retail uses on a portion of Assessor's Parcel 54-48, consisting of 4.27 acres, located on the south side of White Oak Road east of Cool Spring Road in the George Washington Election District. **(Time Limit: October 9, 2012) (History - Deferred at July 11, 2012 to August 15, 2012)**
3. [Architectural Design Standards](#) - Amend the Traditional Neighborhood Development Plan, an element of the Comprehensive Plan, to incorporate Architectural Design Standards. **(Time Limit: October 5, 2012) (Deferred at April 18, 2012 to May 2, 2012) (Deferred at May 2, 2012 to May 16, 2012) (Deferred at May 16, 2012 to June 6, 2012) (Deferred at June 6, 2012 to June 20, 2012) (Deferred at June 20, 2012 to July 11, 2012) (Deferred at July 11, 2012 to August 15, 2012)**  
*(Authorize for Public Hearing by: August 15, 2012)*  
*(Potential Public Hearing Date: September 19, 2012)*
4. [Amendment to Zoning Ordinance](#) - A proposed Ordinance to amend and reordain Stafford County Code regarding sign regulations for uses such as places of worship, community centers, marinas, golf courses, nursing homes, schools, and other similar uses permitted by conditional use permit in various zoning districts but do not permit signs in that district for that use. The regulations are to allow for signage that is compatible with the other uses within the zoning district and community and shall include on-premise and off-premise signs. **(Time Limit: November 7, 2012) (History - Deferred at July 11, 2012 to August 15, 2012)**  
*(Authorize for Public Hearing by: September 19, 2012)*  
*(Potential Public Hearing Date: October 17, 2012)*
5. [By-laws Update](#) - Proposed changes to order of business, meeting dates and times. **(History - Deferred at June 20, 2012 to August 15, 2012)**

## NEW BUSINESS

None

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**7:30 P.M.**

## PUBLIC PRESENTATIONS

## PUBLIC HEARINGS

6. [Amendment to Zoning Ordinance](#) - Proposed Ordinance O012-16 to amend and reordain Stafford County Code, Section, 28-25. "Definitions of specific terms;," Section 28-35, Table 3.1 "Table of Uses and Standards;" and Table 7.1, "Required Parking Spaces" to define data centers, list them as a principal permitted use in the zoning ordinance and provide a parking standard for such use as an economic development strategy in order to attract data centers to the County. **(Time Limit: September 18, 2012)**
7. [CUP12000273; Radley Management LLC](#) - A request for a Conditional Use Permit to allow automobile repair and motor vehicle rental in a B-2, Urban Commercial and HC, Highway Corridor Overlay zoning district on a portion of Assessor's Parcel 38-25N. The property consists of 2.78 acres located on the south side of Perchwood Drive east of Tyler Von Way within the Falmouth Election District. **(Time Limit: November 13, 2012)**
8. [COM1200245; Comprehensive Plan Compliance Review, Jumping Branch Farm, LLC](#) - A request for review to determine compliance with the Comprehensive Plan in accordance with Section 15.2-2232 of the Code of Virginia (1950) as amended, for the extension of water and sewer outside of the Urban Services Area, to serve up to 158 lots on Assessor's Parcel 36-67A, located on the north side of Truslow Road, approximately 1,900 feet west of Berea Church Road within the Hartwood Election District. **(Time Limit: October 14, 2012)**

## PLANNING DIRECTOR'S REPORT

## COUNTY ATTORNEY'S REPORT

## COMMITTEE REPORTS

9. [Proffer Guidelines](#)

## CHAIRMAN'S REPORT

## OTHER BUSINESS

10. TRC Information – Meeting Cancelled August 22, 2012

## APPROVAL OF MINUTES

June 20, 2012

July 11, 2012

## ADJOURNMENT